



Tucson Country Crossing Homeowners Association, Inc.

9410 N. Albatross Dr.
Tucson, AZ 85742

Email: tcchoa@TucsonCountryCrossing.com
Telephone: (520) 297-3031/ Fax: (520) 297-5315
www.TucsonCountryCrossing.com

September 2014

Tucson Country Crossing Newsletter

Board of Directors

President
Valerie Boatner

Vice President
Mary Jane Doll

Treasurer
Peter Petersen

Board Member
Jennifer Serrano

Board Member
Bill Stott

President's Message

Greetings Fellow Tucson Country Crossing Community Member's, It is hard to believe that the first six months of the year have flown by us; We have an exciting six months left in this fiscal year and a lot that we as your board would like to accomplish.

The TCCHOA volunteer board member's and Gabe Noriega of First Residential, have been working hard to put together plans consisting of short term and long term goals that are necessary to enhance and preserve the common grounds and assets such as the pools and landscaping; that add beauty and value to our community as well as allow our community member's to utilize them for personal and familial entertainment and relaxation.

Short term goals that have been identified that consist of minor repairs and replacement of fixtures at both ramadas and bathrooms. These structures were built in 1987 and have been well utilized over these past 27 years, maintenance is necessary to say the least.

Long term goals consist of both North and South pools, these structures are well utilized and are an integral part of our community. The wear and tear is undeniable and it is our responsibility to ensure that these structures survive for the next generation.

Landscaping at the pools and the common grounds are also aging out and will need to be addressed, they are essential for the purpose of beautification and asset preservation of our community.

The board will be addressing these long term goals further to the community in the near future at town hall meetings. We strongly encourage your participation.

The board is planning community activities that will enhance and encourage community participation. These activities will be rolled out in the next few weeks.

We welcome your input and ideas. We are looking for volunteers that would work with the board on these projects. If you have a special skill, talent and ability that you would like to share with the community, please let us know.

I would like to leave you with the definition of Community: "A group of people with a common characteristic or interest living together within a larger society".

Regardless of our busy lives, we are linked by the sheer fact that we live within the boundaries of Tucson Country

Crossing that makes us neighbors. Let's reach out and make a difference for each other and our community.

Respectfully yours,

Valerie Boatner
President

Board of Directors Meetings

Board meetings are usually held on the second Tuesday each month at **6:00pm** (Please note new time!) at the south pool. The south pool is located at 9410 N. Albatross. Our next meetings are September 9th, October 14th, and November 11th. Homeowners are always welcome to attend. If there are any unforeseen changes to the second Tuesday schedule, it will be posted on the website.

Assessment Payment Options

Wondering where to send your monthly assessment payment? FirstService Residential offers several options to you! Visit the "**Homeowner Kit**" page on our website for more information. www.TucsonCountryCrossing.com

Tucson Country Crossing- FSR Connect- Website

In addition to the website your community has maintained, FirstService Residential offers a supplemental website called FSR Connect! This site is an additional portal for getting all important Association information. We believe communication is a very important function to our communities. You will be able to access governing documents, minutes from previous Board Meetings, past newsletters, financial reports, and you can even see activity on your assessment account! Even further, you will be able to sign up for an optional community directory and receive community alerts via voicemail and/or email. Please be sure to provide us with an email address and/or your telephone number to participate in these community alerts!

Accessing the website is easy and FREE! All you need to get started is a computer and of course an internet connection. You should have received your personal registration. Contact FirstService Residential if you need any assistance registering on the website! There is a link on the "**Homeowner Kit**" page on the HOA website. Or you can go directly to:

www.arizona.fsrconnect.com/tucsoncountrycrossing

Do we have your contact information?

Communication with our association members is an important function of your management company. Besides our direct mail or posting notices in the community, FirstService Residential utilizes a "Resident Alert" to send a recorded voice message to the entire memberships listed telephone number (great for emergencies), "Email blasts" to all listed email addresses, and "Website Postings" on the

community website. For these systems to function, we need member telephone contacts and email addresses. If you have not supplied them, please do so by calling 520.297.3031 or contact your manager at gabe.noriega@fsresidential.com. The information is retained only in our system and is not released to outside sources.

Do you lease your home?

If you are a homeowner and currently renting your property please let us know. It is important for us to have this information so communications and account statements can be sent to correct address. There is a section on our website to update tenant information.

Please be sure to provide us with the name, telephone number, and/or email address for your tenants so that they can also receive community alerts through FSR Connect.

Compliance Efforts

As announced in our last newsletter, the Board of Directors will be moving forward with full inspection for compliance. Below is the list of items that we will be focusing on.

- Weeds in landscaping- this includes the regular everyday weeds and it also includes noxious weeds such as Desert Broom.
- Landscaping Maintenance- including tree and palm tree trimming, shrub trimming, dead plant replacement, gravel refreshment, irrigation line burying, etc.
- Trashcans and Recycling Cans stored in view of neighboring properties and/or community streets.
- Driveway maintenance- oil stains, slab lifting, etc.
- Vehicles parked in landscaping. We ask that you utilize your garage and/or driveway for parking.
- Vehicle storage- inoperable vehicles- including flat tires, cobwebs/debris accumulation, expired tags, RV's, trailers, etc.
- Unapproved storage- boxes, ladders, etc. in side and/or front yards, driveways, etc.
- Painting- trims, garage doors, homes.
- Planning on doing some changes to your home? Please remember that approval from the Architectural Review Committee is required prior to starting any exterior projects. If any of the above items apply to you, please take this time to take care of the issue or call us to let us know of your plans. Please do your part in keeping our community looking great and avoid receiving violation letters.

Curb Appeal

We encourage all homeowners to maintain their lots so that Tucson Country Crossing continues to be a desirable community to live in. Gravel refreshment, landscaping maintenance, or a fresh coat of paint can go a long way! Let us know if you see a home you would like recognized. If you need any assistance with enhancements/maintenance at your home, please call FirstService Residential at 297-3031.

2014 Calendar

- Community BBQ – October 18, 2014; starting from 3pm to 6pm. Suggestions are welcomed.
- Fall Garage Sale – October 18, 2014; starting from 7am to 12pm.
- Holiday Decorating Contest – December 2014
- Monthly Board meetings – 2nd Tuesday each month

Pool Keys

If your pool key is not working or you have forgotten your pin number please email the HOA so we can correct the problem. Replacement keys are available for purchase for \$50.00 each, up to two (2). Please do not open the door for people who do not have a working pool key, their pool privileges may be suspended for a reason. Also please do not prop the doors open with a rock, this is a danger for little kids who do not know how to swim and may give them a way into the pool area unsupervised.

Pool Conduct

Our community pools are for the use and enjoyment of our residents and their accompanied guests. While we know the pool areas provide a way to beat the summer heat, the Association must also ensure that the pool is being used respectfully so that we can continue to use these areas safely. Please be aware that TCCHOA Board Members and/or Management Representatives reserve the right to conduct periodic inspections to check for valid membership pass cards and/or other appropriate personal identification of anyone using the facilities. Make sure to keep your pool key with you while you are at the pools so we can verify membership.

In addition, we would like to remind the HOA membership that smoking within the confines of the pool areas and the adjacent Ramadas is prohibited. Section 3.08 of the TCCHOA CC&Rs prohibits the presence of pets in the pool and pool areas. Violations of these rules or any of the posted pool rules could result in the suspension of the use privileges for the pools and pool areas. Having a party? Please contact management and submit a reservation form, there is a \$75.00 refundable deposit to rent the Ramada for an event. Please remember that if you do reserve a Ramada for a party it does not mean the pool will be closed for your party. Other guest can access the pool at anytime, what you are reserving is the Ramada and only the Ramada. If you have any questions please contact your manager.

FirstService Residential- Contact Information

GABRIEL NORIEGA-Community Association Manager
2120 W. Ina Road, Suite #103B | Tucson, AZ 85741
Telephone 520.297.3031 | Direct 520.297.3031 | Fax 520.297.5315 | after hours 877.654.4274
Email: gabe.noriega@fsresidential.com
www.fsresidential.com